



**RESOLUTION
STERLING HEIGHTS CITY COUNCIL**

***Senate Bill 34
Corridor Authority Legislation***

Resolution introduced and adopted at a Regular meeting of the City Council of the City of Sterling Heights, Michigan, held at the City Offices on the 1st day of March, 2005.

A resolution supporting *Senate Bill 34 – Corridor Authority*:

- ❑ Whereas, the City of Sterling Heights, Macomb County, Michigan (the “City”) is strongly committed to the revitalization and redevelopment of commercial properties which have historically developed along its major arterial roadways; and
- ❑ Whereas, the City believes that revitalization and redevelopment of existing commercial properties in maturing communities is preferable to the negative effects caused by the continual consumption of vacant land; and
- ❑ Whereas, the City’s efforts to implement strategies and programs to combat the deterioration of aging and underutilized commercial properties have been limited due to the State of Michigan’s current economic redevelopment legislation; and
- ❑ Whereas, there are presently a number of commercial corridors in the City with established business districts that would greatly benefit by new legislation which affords the planning and finance tools to prevent and abate deterioration and promote economic growth within those districts; and
- ❑ Whereas, a number of private property owners, whose commercial properties are situated along these vital corridors, are in the process of planning for and improving these properties and such efforts will benefit from various right of way improvements; and
- ❑ Whereas, new legislation has been introduced and is pending in the form of *Senate Bill 34 – Corridor Authority*, which has real potential to assist this City and those municipalities similarly situated in promoting economic growth in such corridor areas; and
- ❑ Whereas, *Senate Bill 34*, if enacted, presents a coordinated approach for cities to afford meaningful assistance and achieve real economic growth and enhancement within the business districts located along traditional commercial corridors. These benefits are realized through analysis, short and long-term planning, construction, renovation, repair, remodeling, rehabilitation, restoration, preservation and reconstruction of buildings and facilities within the designated development area. Tax incremental financing (TIF) is one of many tools available to finance these activities under *Senate Bill 34*; and

- Whereas, TIF has a track record for successfully financing economic redevelopment in Michigan and represents a tax reallocation, not a tax increase; and
- Whereas, examples of potential improvements within a business district identified within a development plan include, but are not limited to, the following:
 - Streetscapes
 - Placing utilities underground
 - Signage enhancements
 - Façade assistance programs
 - Other aesthetic improvements; and
- Whereas, for all the foregoing reasons, this City urges the Michigan Legislature to recognize the compelling need to encourage revitalization and redevelopment of business districts situated along commercial corridors and avoid the tremendous economic loss and negative local impact associated with vacant, deteriorating, and underutilized commercial properties.

THEREFORE, BE IT RESOLVED,

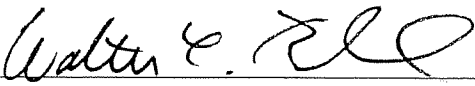
That, the City Council of the City of Sterling Heights hereby encourages support of *Senate Bill 34 – Corridor Authority* and strongly urges its passage by the Michigan Legislature and enactment into law by the Honorable Jennifer Granholm, Governor of the State of Michigan, so that this important economic development tool can be utilized throughout the State of Michigan for the betterment of its municipalities.

Furthermore, that the City Clerk transmit a copy of this resolution to the Honorable Jennifer Granholm, Governor of the State of Michigan, and to the State Senators and Representatives representing the residents of Sterling Heights, urging their support and vote in favor of *Senate Bill 34*.

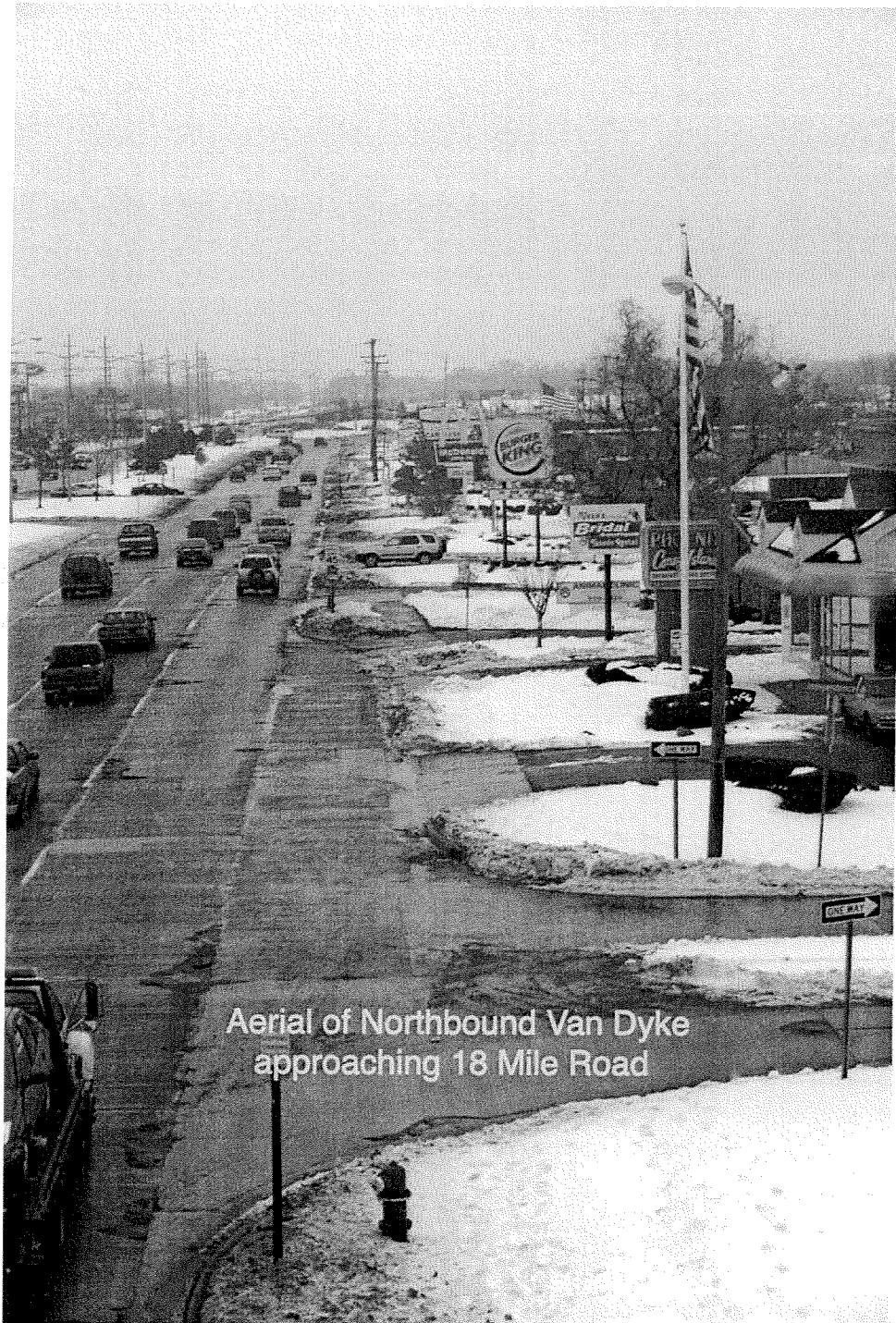
Resolution declared and adopted.

CERTIFICATION

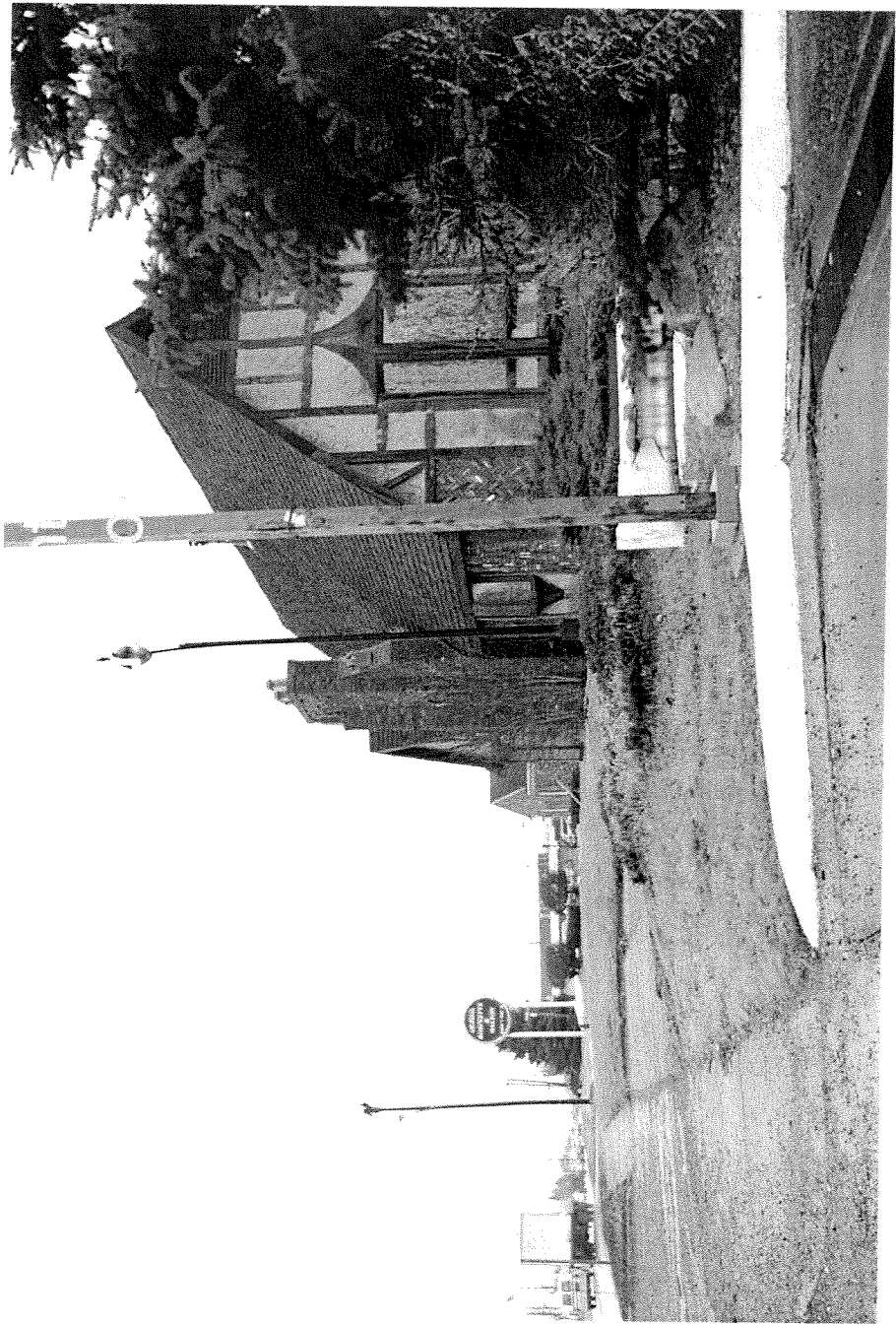
I hereby certify that the above Resolution is a true and correct copy of a Resolution entered in the Minutes of the Sterling Heights City Council, held at a Regular Meeting of said Council on the 1st day of March, 2005.



Walter C. Blessed
City Clerk

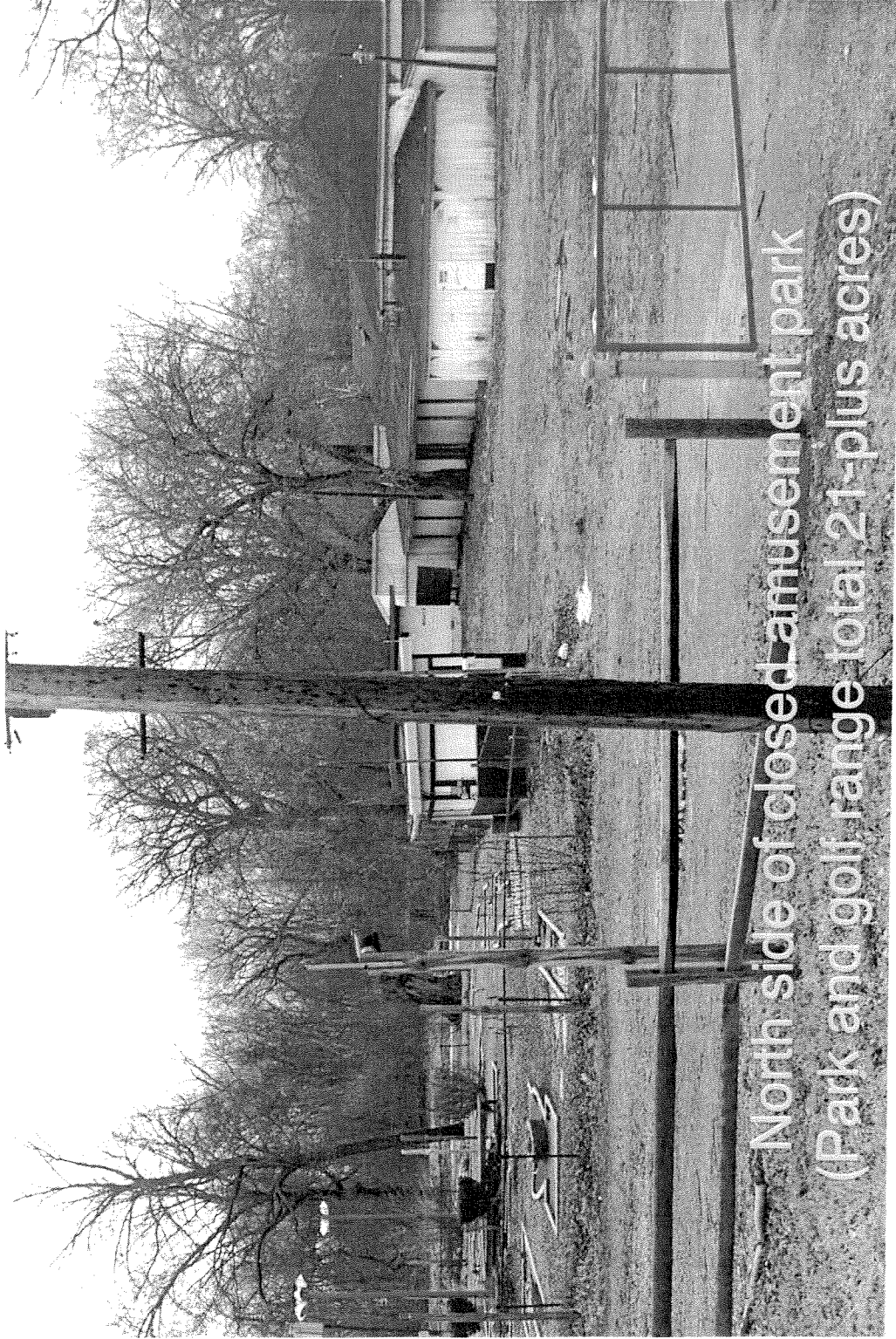


Aerial of Northbound Van Dyke
approaching 18 Mile Road

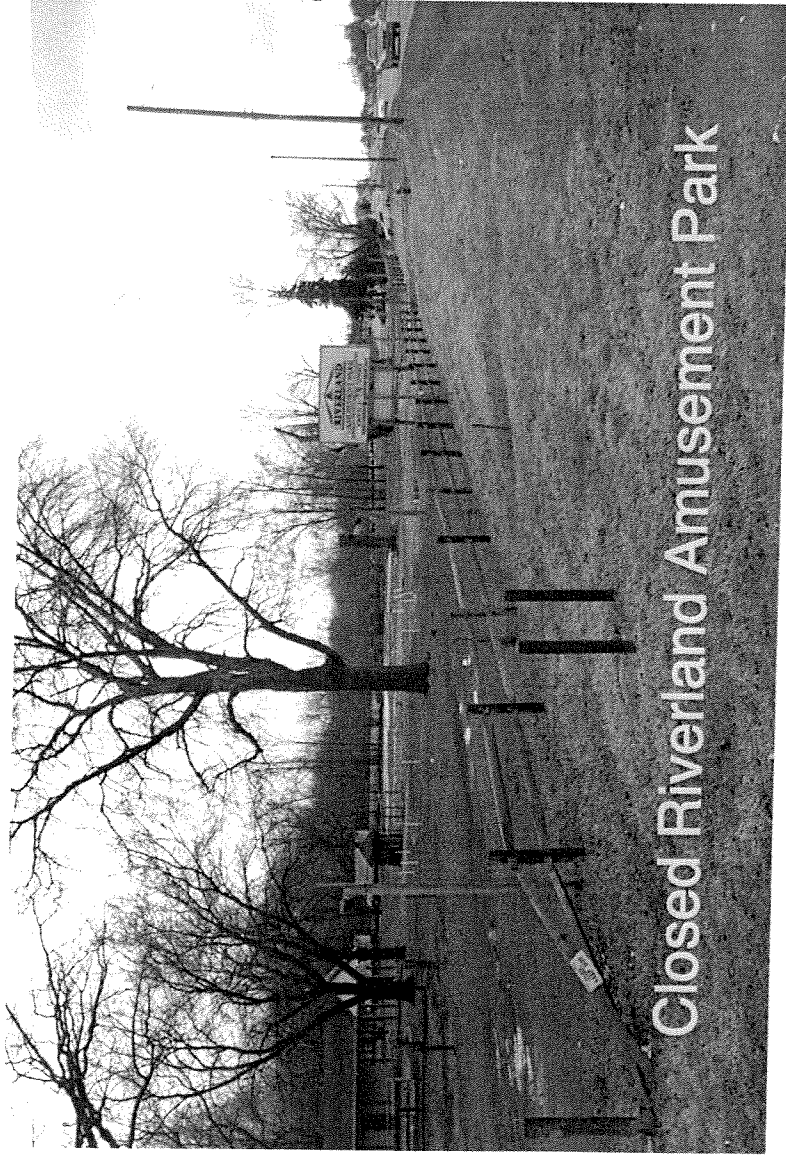




Abandoned Riverland
Amusement Park



North side of closed amusement park
(Park and golf range total 21-plus acres)



Closed Riverland Amusement Park